

Workingmen's Houses,  
William P. Hipman House II  
816 Dodge Street  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-159-BD

HABS  
10WA,  
31-DUBU,  
14-BD-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

# William P. Hipman House II

HABS,  
IOWA,  
31-DUBU,  
14-BD-

HABS No. 1A-159-BD

**Site Location:** 816 Dodge Street  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 3.5  
Cadastral grid : NE1/4 SW1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691360.4706660  
Lot dimensions : 33.7'x 100': .08 acre  
Lot description: Lot 12 of Subdivision of  
Out Lot 730 and Lot 1 of  
Union Addition

**Present Owner:** Paul A. and Shirley A. Regan  
**Present Usage:** single family residence  
**Present Condition :** fair

**Overall Dimensions:** 1-1/2 story main block: 24'x 32'; front porch: 8'x 6';  
rear porch: 9'x 6'.

**Orientation :** northwest

**Architectural** Plan type : rectangular with attached porches.  
**Description :** Foundation: poured-in-place concrete perimeter walls.  
Structure : wood frame  
Ext. walls: asbestos-cement shingles.  
Roofs : moderately pitched, front-gabled roof over main  
block, with similarly pitched, small gables  
over front and rear porches; asphalt shingles  
throughout.

Chimneys : none extending beyond roofline.  
Dormers : one small gabled dormer on east slope of main  
roof.

Windows : painted wood 1/1 double-hung, placed singly or  
paired; plain enframements and slip sills;  
aluminum canopies cantilevered over first-floor  
windows.

Openings : single-leaf, 3-light front door centered under  
front porch.

Porches : gabled front porch centered on front of house;  
roof cantilevered from face of house and  
supported by plain brackets; 4 concrete steps  
enter porch from side.

Details : exposed rafters; concrete garage attached to  
front of house.

Construction Date : 1927

Architecture Style: Bungalow

Physical History : Prominent Dubuque capitalist and real estate speculator John D. Bush subdivided Out Lot 730 and Lot 1 of the Union Addition into residential lots along lower Dodge Street in October 1884. In 1902 William P. Hipman [Hippman] purchased Lot 12 of this residential subdivision from Catherine McDermott for \$400. Hipman held the undeveloped land, living at the house he had constructed two doors east [HABS No. IA-159-BA], for twenty-five years before engaging contractor Fred Wenzel in April 1927 to build this modest single-story dwelling. An electrician for the Dubuque Fire Department, Hipman died sometime before 1942. His widow Fannie sold the house that year to James and Lillian Otto for \$4500. Paul Regan purchased it around 1960 and two years later hired contractor Raphael Strub to construct a concrete garage on the front of the building at street level. Paul and Shirley Regan still live here. Other than Regan's garage addition, the building has undergone relatively minor alterations, including sheathing the roof with asphalt shingles and the exterior walls with asbestos-cement siding.

Significance: Built some fifty years after the earliest dwellings on lower Dodge Street, the William Hipman House resembles its predecessors in scale, orientation and use of materials. It also reflects its relatively late construction, however, in its side dormer, front porch, exposed rafters and fenestration pattern - indicating its bungalow influences.

References: Sanborn Insurance Maps: 1909, 1972.  
Dubuque City Directories: 1916 - 1970.  
Dubuque County Assessment Record: 3-23-3-3.  
Dubuque City Building Permit Record: 816 Dodge Street.  
Iowa Department of Transportation, "Draft Environmental  
Impact Statement - Cultural Resources Assessment."  
Land Title Abstract (located at Iowa Department of  
Transportation, Ames Iowa).

Compiler: Clayton B. Fraser, Fraserdesign, Loveland Colorado.  
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